

Docket Item # 4 & 5
BAR CASE #2011-0261 & 0262

BAR Meeting
October 5, 2011

ISSUE: Permit to Demolish/Encapsulate and Rear Addition

APPLICANT: Gail Manza by Mary Reader

LOCATION: 310 Princess Street

ZONE: CD / Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the condition that the doors and windows on the addition comply with the *Alexandria Replacement Window Performance Specifications*.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



Note: Staff coupled the reports for BAR #2011-0261 (Permit to Demolish/Encapsulate) and BAR #2011-0262 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for the construction of a one-story rear addition at 310 Princess Street.

Demolition/Encapsulation

The applicant is requesting to encapsulate a portion of the second floor rear (south) elevation. The area being demolished is approximately 129 square feet of wall area. The area being encapsulated is approximately 109 square feet of wall area.

Addition

The applicant is requesting to construct a 7'8" by 10'4" rear addition (79 square feet) with a green roof. The addition will serve as a small siting room off the kitchen.

The south wall of the addition will consist almost entirely of *Siteline EX* aluminum clad wood windows. There will be three sets of 2'8" x 6'0" double-hung windows with three 2'8" x 1'10" transoms. The two sides of the addition will each have a 2'8" x 6'8" *Siteline Ex* aluminum clad wood swinging patio door with a 2'8" x 1'10" transom that will exit onto the remaining portion of the deck. Both the windows and doors will be solid glass, with no divided lights. The remainder of the addition will be clad in a synthetic material to match the rest of the existing bay (do we know the material?). The flat roof and the planters will be hidden behind a parapet wall, but the succulents and larger perennials on the green roof will be visible and will function as green space. The original width of the bay will be maintained as well as the choice of material and color.

The paneling between the second and third floor windows will be removed and replaced with a solid board with no detailing to accommodate the roofline of the proposed addition. This change will help aid in reading the proposed space as an addition.

A portion of the addition will not be visible from the public right-of way as the sides will be partially covered by existing lattice screens/brick walls installed between each of the decks on the townhouses. The rear (south) elevation is screened by mature trees; however, the BAR does not consider vegetation when determining visibility.

II. HISTORY

The three and a half story brick townhouses at 302-314 Princess Street were constructed in **1997-1998**. The existing townhouse development was developed according to SUP96-0054 for a cluster development. The Board approved the overall design of the townhouses in 1996 (BAR Case #96-0041) and revisions to the approved plans in 1997 (BAR Case #97-0219) and 1998 (BAR Case #98-0154).

In 2000, the Board approved a replacement front door (without sidelights) for the subject property (BAR Case #2000-0257, 12/6/2000). In 2004, the Board approved deck alterations (BAR Case#2004-0170, 9/1/2004).

III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations, but will require a minor amendment to the SUP if the BAR approves the project. This amendment can be approved administratively.

Staff has no objection to the proposed demolition/encapsulation of a portion of the existing projecting bay, which dates from the late-20th century. Staff also supports the construction of a new one-story rear addition.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. Staff has no objection to the proposed demolition and encapsulation to portions of the rear and finds the proposed addition to be compatible with the existing building. The area proposed for demolition/encapsulation is minimal in scope, located on a secondary elevation, and does not compromise the integrity of this late-20th century townhouse.

Certificate of Appropriateness – Addition

The construction of an addition to any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “respectful additions” which “make use of the design vocabulary of the existing...structure” and supports additions that “reflect the building massing along the blockface.” It is also recommended that the form of the additions “express the prevailing shape of the residential building.”

Staff finds the design of the one-story addition to be compatible in style and massing with the townhouse, and in conformance with the *Design Guidelines* for additions. The proposed

addition is minimal in scale and distinguished from the original portion of the building while also echoing the same design vocabulary as the existing structure. The proposed materials are appropriate based on the date of construction. The addition is a simple, traditional garden room design that incorporates quality materials, providing a finished look that will not adversely affect the streetscape or the historic district. The creation of a green roof is consistent with the City's green building initiative.

Staff recommends approval of the Permit to Demolish and the Certificate of Appropriateness with the conditions noted above.

STAFF

Courtney Lankford, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at thomas.sciulli@alexandriava.gov or 703-746-4190. (Code)
- C-1 Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

Transportation and Environmental Services (T&ES)

FINDINGS:

- F1. Other approvals for this parcel; SIT96-0015 and SUP96-0054. A minor amendment to the site plan may be required. (T&ES)

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R5. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

V. IMAGES



Figure 1: Front façade of 310 Princess Street.



Figure 2: View of development from N Fairfax Street. 310 Princess is the fifth unit from the left and is minimally visible due to the mature trees surrounding the rear of the property.



Figure 3: Existing rear (south) elevation of 310 Princess Street.

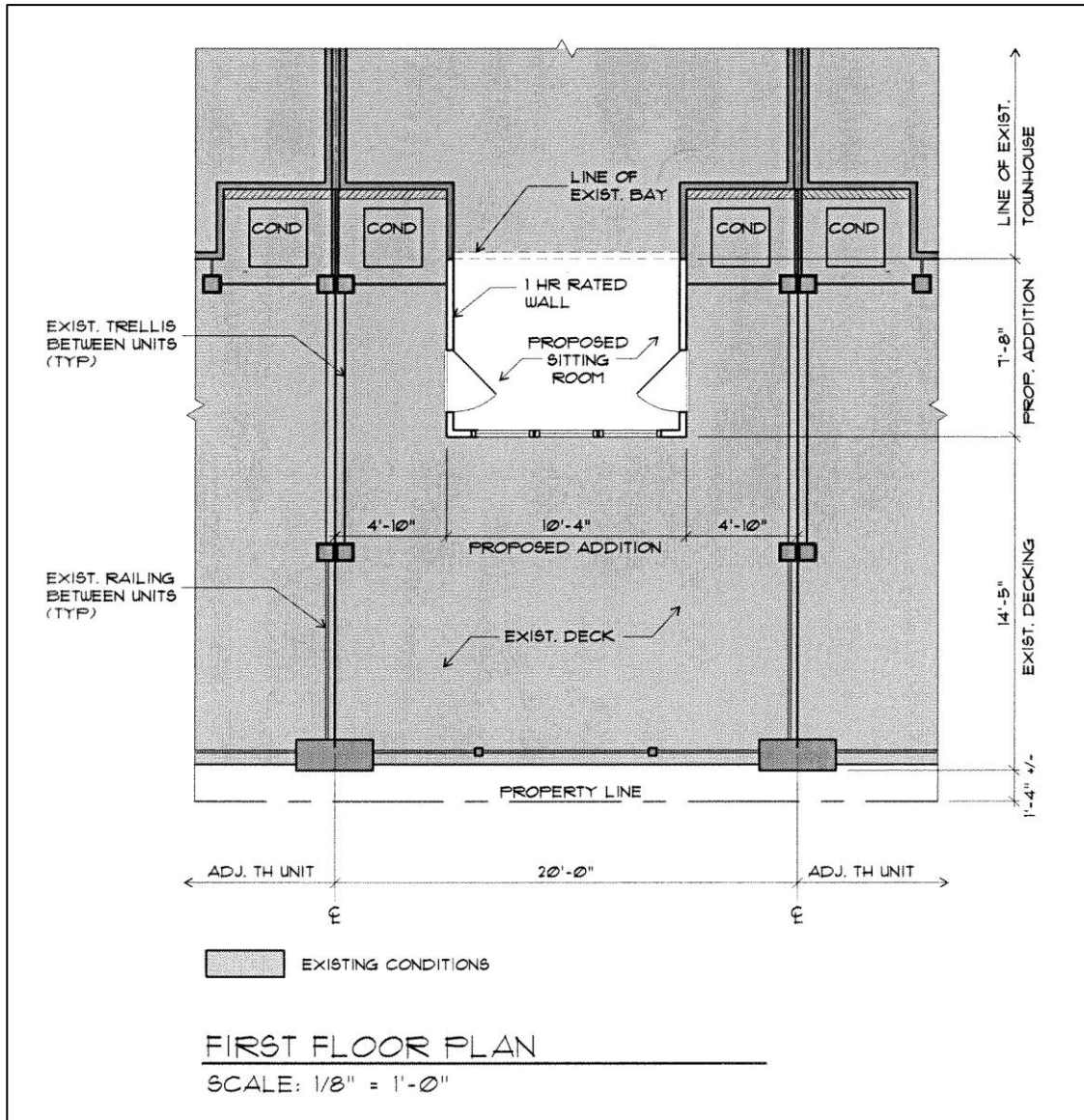


Figure 4: Plan showing existing deck and proposed addition.



Figure 5: Proposed and existing rear elevation.

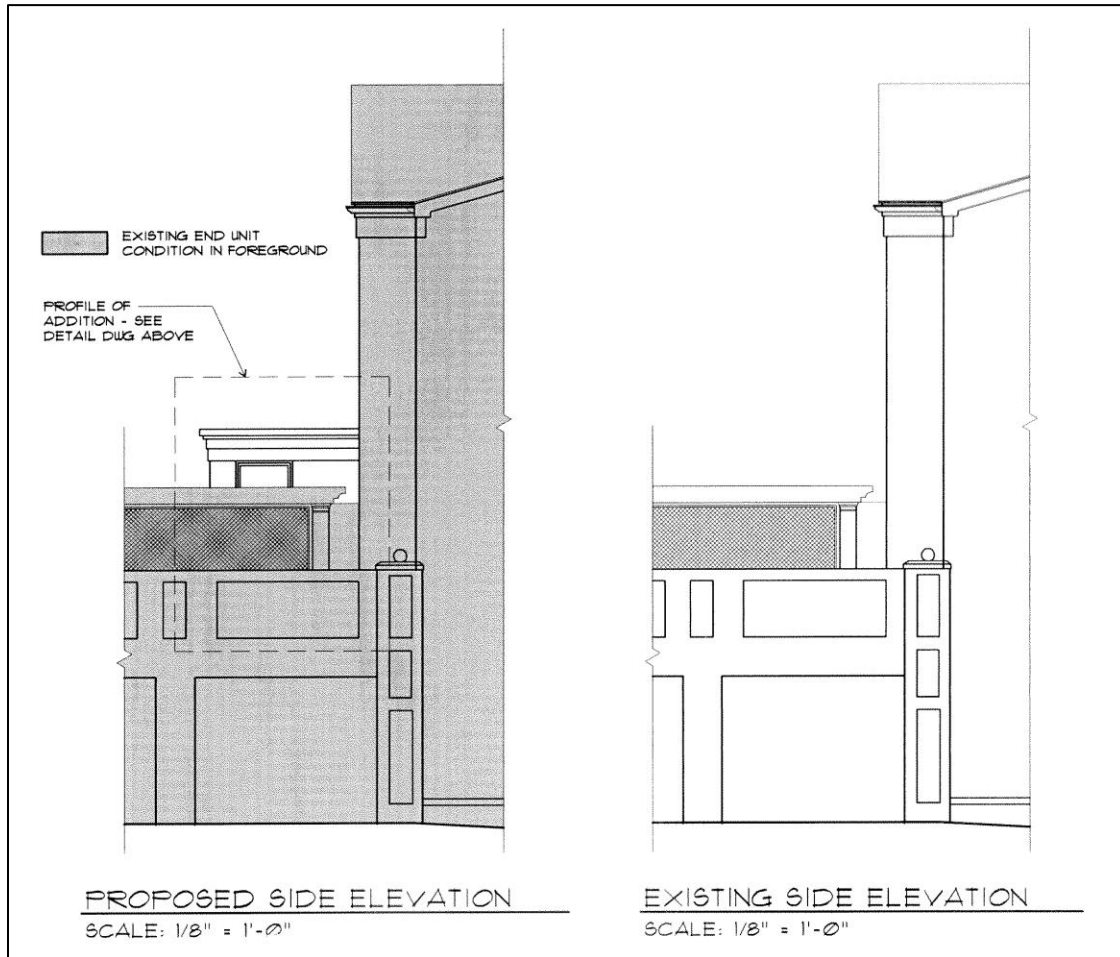


Figure 6: Proposed and existing side elevation with current lattice detailing.

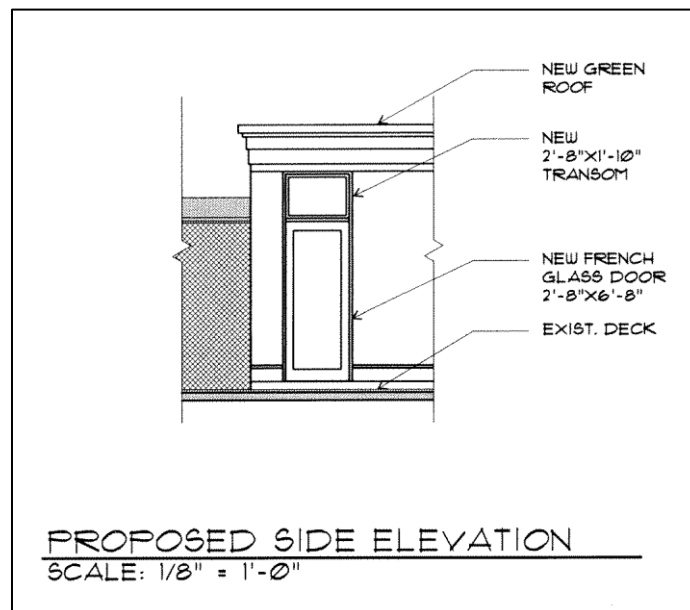


Figure 7: Proposed side elevation without lattice detailing.

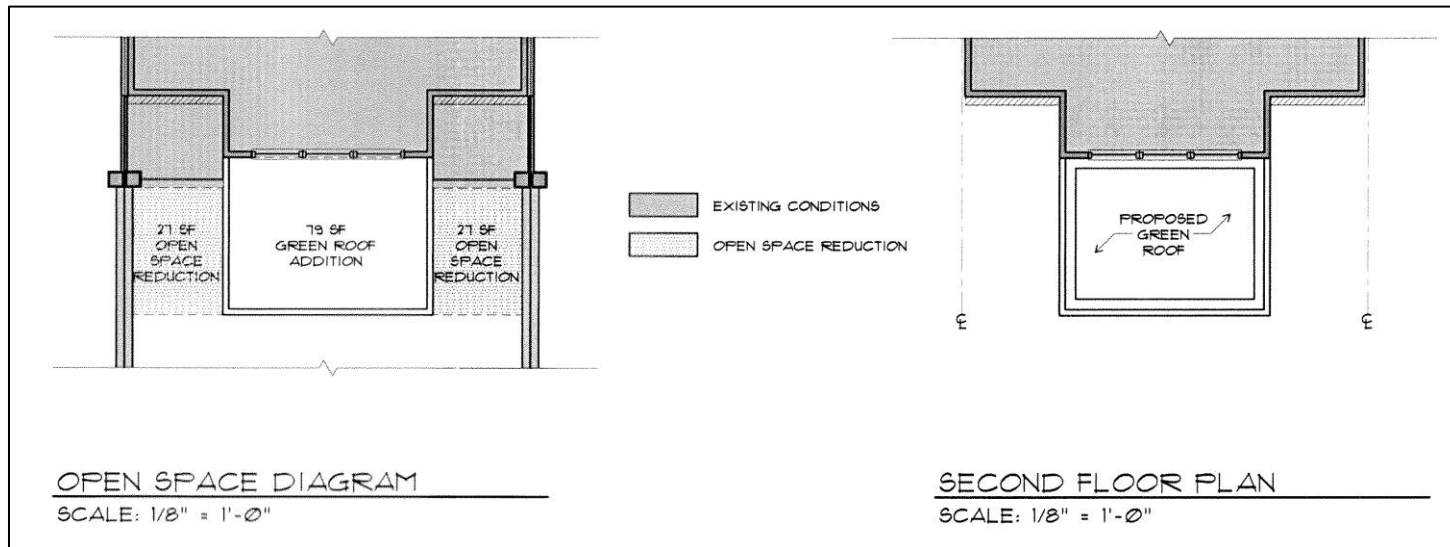


Figure 8: Open space diagram and plan showing green roof.



Figure 9: Proposed elevation of development with addition at 310 Princess Street.